

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, August 22, 2016  
4:00 p.m.  
Southold Town Meeting Hall**

**(3:00 p.m. Executive Session: Advice from Town Attorney – Supervisor’s Conference Room)  
4:00 p.m. Special Meeting – Meeting Hall  
Applications – Meeting Hall**

Project Name:	<b>The Estates at Royalton</b>	SCTM#:	1000-113-7-19.23
Location:	55 Cox Neck Road, on Cox Neck Road approximately 490' north of Sound Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review Final Plat & legal documents.		
Attachments:	Staff Report		

Project Name:	<b>McCall Wine Production Facility</b>	SCTM#:	1000-109-1-38
Location:	22600 NYS Route 25, ±1,800' s/w/o Alvahs Lane & NYS Route 25, Cutchogue		
Description:	This application is for the proposed construction of a multi-level 17,100 sq. ft. wine production and storage facility, including agricultural equipment storage, on a 1.8 acre reserve area (SCTM#1000-109-1-38) attached to ±35.8 acres of farmland (SCTM#1000-116-1-3.4) with Development Rights held by Suffolk County in the AC Zoning District. This facility will not be open to the public.		
Status:	Pending		
Action:	Review revised Site Plan.		
Attachments:	Staff Report		

Project Name:	<b>E. Lopez Nursery</b>	SCTM#:	1000-97-3-3.1
Location:	36660 NYS Route 25, 270' s/w/o Skunk Lane & NYS Rt. 25, Cutchogue		
Description:	This Site Plan is for the proposed outdoor retail and wholesale sale of nursery products with an 8' x 10' (80 sq. ft.) sales office and 10 parking stalls on 1.48 acres in the Limited Business Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		